



2nd QUARTER 2003 DOWNTOWN LONG BEACH & SUBURBAN LONG BEACH MARKET SURVEY AND ABSORPTION REPORT COMPARISON

Downtown Long Beach:

This survey represents negative absorption of 825 square feet for direct space from the previous quarter. The following is a comparison recap from the prior quarter:

- The Class A buildings had gains totaling 31,776 square feet. The World Trade Center had the largest gain of 25,858 square feet due to the new WTC Conference Center and restaurant scheduled to open in the 4th quarter 2003.
- The Class B buildings had losses totaling 36,578 square feet. Union Bank Building and 555 E. Ocean Building had gains totaling 9,629 while Arco Center, Catalina Landing, 401 E. Ocean Building, 100 Broadway Building, 444 W. Ocean Building, City National Bank Building and Oceangate Tower had losses totaling 46,207 square feet.
- The Class C buildings had gains totaling 3,977 square feet. 110 Pine Building and Ocean Center had gains totaling 6,593 square feet while City Centre and F&M Building had losses totaling 2,616 square feet.
- The available sublease space inventory increased by 22,968 square feet. Molina Medical is subleasing 12,278 square feet of their space at the City National Bank Building.
- The average asking rental rates for the Class A, Class B and Class C buildings were flat.

Suburban Long Beach Market:

This survey represents positive absorption of 5,814 square feet for direct space from the previous quarter. The following is a comparison recap from the prior quarter:

- The 405/710 Freeway Corridor submarket had a gain of 14,225 square feet.
- The Bixby Knolls submarket had a loss of 11,845 square feet.
- The East Long Beach submarket had a gain of 7,476 square feet.
- The Long Beach Airport Area submarket had a loss of 4,042 square feet.
- The available sublease space inventory increased by 15,500 square feet.